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GREENVILLE CO. S. C.
JUN 30 3 34 PM '75
DONNIE S. TAYNERSLEY
R.M.C.

BOOK 1342 PAGE 924

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss:

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS J. DUNCAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

EIGHT THOUSAND FIVE HUNDRED and no/100

DOLLARS (\$ **8,500.00**), with interest thereon from date at the rate of **nine** per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

June 1, 1990

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, in **Cleveland Township**, at **River Falls**, known as **lot 10** and a small portion of **lot 9** on plat of **Cool River Heights**, recorded in plat book **S**, page **5**, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of River Drive, at the corner of lot 11, and running thence S 52-45 E 225 feet, more or less, to the center of Gap Creek, thence along the center of the creek as the line, a southwesterly direction, 108 feet, more or less, to an iron pin (which is situate 8 feet southwest of the joint rear corner of lots 9 and 10); thence N 54-30 W 40 feet to an iron pin; thence approximately N 50 W 140 feet to an iron pin at the joint front corner of lot 9 and 10 in the center of River Drive; thence along the center of River Drive N 34 E 97 feet to the point of beginning. Reference may be had to Plat book **FP**, page **315**. The above description is in accordance with the deed of **Monroe C. Ward** who owned all of lot 9, unto **Elmer Rich** wherein the greater portion of lot 9 was conveyed in deed book **504**, page **225**, but conflicts with the deed of **George Edgar and Lola Harris Griffin** in deed book **681**, page **414**. This is the same property conveyed to me of even date by **Robert B. & Louise B. Hinson**.



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